

Local Market Update – December 2016

A Research Tool Provided by the Charleston Trident Association of REALTORS®



James Island

Area 21

Single-Family Detached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	35	38	+ 8.6%	876	855	- 2.4%
Closed Sales	45	59	+ 31.1%	758	686	- 9.5%
Median Sales Price*	\$325,000	\$310,000	- 4.6%	\$305,000	\$310,913	+ 1.9%
Average Sales Price*	\$355,086	\$411,594	+ 15.9%	\$350,423	\$358,513	+ 2.3%
Percent of Original List Price Received*	98.8%	94.8%	- 4.0%	96.3%	96.3%	0.0%
Days on Market Until Sale	66	73	+ 10.6%	48	44	- 8.3%
Inventory of Homes for Sale	156	124	- 20.5%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

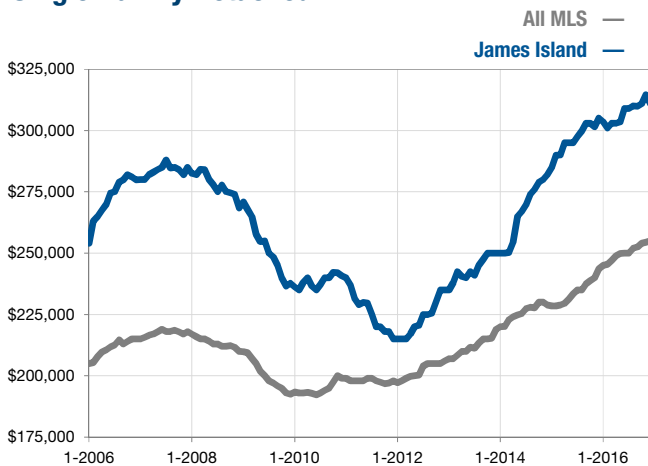
Townhouse-Condo Attached

Key Metrics	December			Year to Date		
	2015	2016	Percent Change	2015	2016	Percent Change
New Listings	13	11	- 15.4%	223	274	+ 22.9%
Closed Sales	13	10	- 23.1%	153	213	+ 39.2%
Median Sales Price*	\$172,000	\$182,250	+ 6.0%	\$170,000	\$179,500	+ 5.6%
Average Sales Price*	\$194,262	\$174,090	- 10.4%	\$175,498	\$175,467	- 0.0%
Percent of Original List Price Received*	97.4%	93.1%	- 4.4%	95.7%	96.0%	+ 0.3%
Days on Market Until Sale	30	81	+ 170.0%	49	47	- 4.1%
Inventory of Homes for Sale	50	42	- 16.0%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price Rolling 12-Month Calculation

Single-Family Detached



Townhouse-Condo Attached

